WARRANTY DEED

BOOK 10271 PG 579

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Karen D Coulthard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd DAY OF November 19 96

Debra Wicks
Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

DEBRA WICKS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
CHARLES HILL BEATY BPR#2282, 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KAREN D. COULTHARD (NAME)	CHASE MANHATTAN MORTGAGE (NAME)	MAP NO. 42-4
526 AMQUIWOOD COURT (ADDRESS)	1500 NORTH 19TH STREET (ADDRESS)	PARCEL NO. 76.00
MADISON, TENNESSEE 37115 (CITY) (STATE) (ZIP)	MONROE, LA 71201 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KIMBERLY R. YATES, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KAREN D. COULTHARD, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 24-A on the Plan of Zone Lot Division of Lots 1,2,3,4,5,6,7,8,9,10,15,16,17,18,19,20,21,22,23,24,51,52,53, 54,55,56,57,58,59 & 60 Heritage Place, of record in Plat Book 5200, page 628 and amended in Plat Book 6250, page 632, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Kimberly R. Yates, unmarried and Marion Thurman by deed from Marion Thurman and wife, Eva M. Thurman of record in Book 6911, page 835, Register's Office for Davidson County, Tennessee. The said Marion Thurman Quitclaimed his interest in said property to Kimberly R. Yates, unmarried of record in Book 7385, page 865, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 6148, Page 537, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and paid by the Grantor(s) herein.

unimproved ( )
This is improved (X) property, known as 526 AMQUIWOOD COURT, MADISON, TENNESSEE 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of November, 19 96

Kimberly R. Yates

KIMBERLY R. YATES

BOOK 10271 PG 580

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KIMBERLY R. YATES, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 22nd day of November, 19 96.

Commission expires June 10, 1998

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

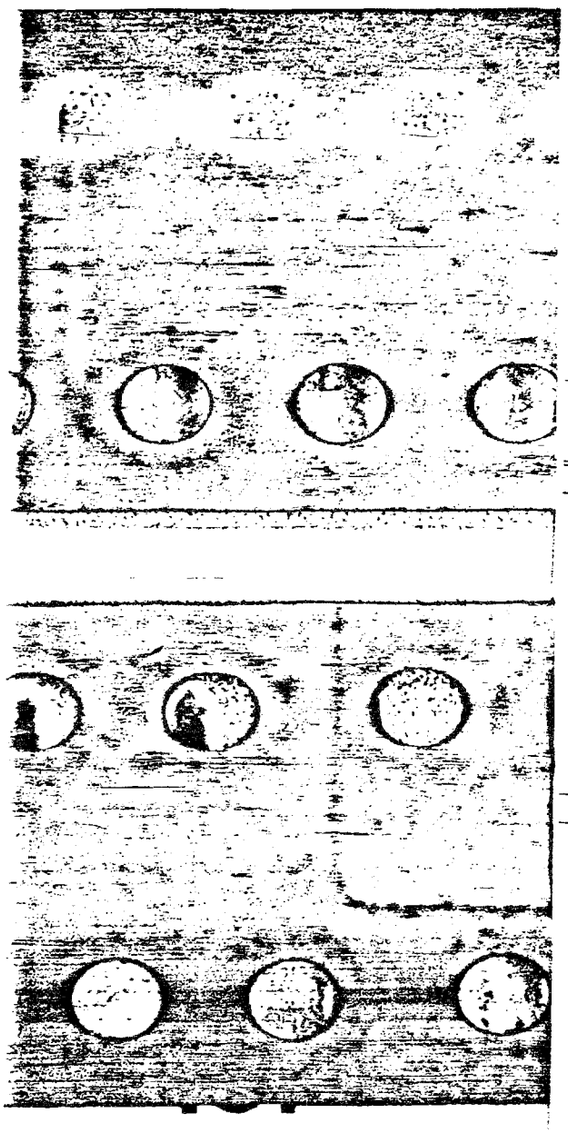
Notary Public

0250326
IDENTIF. & REFERENCE

96 NOV 26 AM 11:12

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9507 11/26 0101 03CHECK 219.90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10271 PG 581

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 57000.00
				CON TX 210.90
				PRFEE 1.00
				MTGFEE 8.00
				TOTAL 219.90
				CHECK 219.90
			11/26/96 01	11:12 0001 9507

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0250326 IDENTIF. ↑ REFERENCE

96 NOV 26 AM 11:12

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1092194